

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

U.S. BANKRUPTCY  
COURT - WDP

IN RE:	)	
	)	<b>BANKRUPTCY NO. 15-21253-GLT</b>
CELLURALE, JOSEPH, JR.	)	
	)	<b>CHAPTER 7</b>
	)	
<b>DEBTOR(S)</b>	)	Related to Dkt. No. 104
*****	)	
<b>ROBERT H. SLONE, TRUSTEE</b>	)	
	)	
<b>MOVANT(S)</b>	)	
	)	
<b>VS.</b>	)	<b>Hearing Date: 12/21/2017 @ 10:30 a.m.</b>
	)	<b>Courtroom A - Pittsburgh, PA</b>
<b>NO RESPONDENTS</b>	)	
	)	
<b>RESPONDENT(S)</b>	)	

**ORDER APPROVING EMPLOYMENT OF REALTOR/BROKER**

AND NOW, to wit, this 7th day of December, 2017, upon consideration of the Motion to Employ Realtor, it is **ORDERED, ADJUDGED and DECREED** as follows:

1. Conn Realty, Inc. is hereby appointed as of the date of filing the Motion, as Realtor for the Trustee in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Motion for the purpose of acting as the Trustee's Agent in connection with the sale of real estate, being two vacant parcels located in Dunbar Township, Fayette County, PA (Total: 75.46 acres):

- |    |           |                   |                    |
|----|-----------|-------------------|--------------------|
| 1. | Parcel #1 | Map #09-31-0036   | 13.47 acres        |
| 2. | Parcel #2 | Map #09-31-004301 | <u>61.99 acres</u> |

A realtor commission of six (6%) percent is tentatively approved, subject to final court order.

2. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the applicant to perform the tasks involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.

3. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the court to allow such fees in the requested amount. Final compensation, as awarded by the court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.

4. *Applicant shall serve the within Order on all interested parties and file a Certificate of Service.*

Prepared by: Robert H. Slone, Esq.

**DEFAULT ENTRY**

Dated: December 07, 2017

  
 Gregory L. Addonio cgt  
 United States Bankruptcy Judge

## Imaged Certificate of Notice Page 2 of 2

United States Bankruptcy Court  
Western District of PennsylvaniaIn re:  
Joseph Cellurale, Jr.  
DebtorCase No. 15-21253-GLT  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: aala  
Form ID: pdf900Page 1 of 1  
Total Noticed: 1

Date Rcvd: Dec 08, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 10, 2017.

r +Conn Realty, Inc., 75 Morgantown Road, Uniontown, PA 15401-4238

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 10, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 8, 2017 at the address(es) listed below:

Anthony S. Dedola, Jr. on behalf of Creditor Centra Bank - Smithfield

a.dedola@atlanticbnn.net, n.dones@atlanticbnn.net

Anthony S. Dedola, Jr. on behalf of Creditor United Bank a.dedola@atlanticbnn.net,  
n.dones@atlanticbnn.netCorey J. Sacca on behalf of Defendant Joseph Cellurale, Jr. csacca@bononilaw.com,  
coreysacca@gmail.com;bankruptcy@bononilaw.com;bononiecmail@gmail.com;r39887@notify.bestcase.comCorey J. Sacca on behalf of Debtor Joseph Cellurale, Jr. csacca@bononilaw.com,  
coreysacca@gmail.com;bankruptcy@bononilaw.com;bononiecmail@gmail.com;r39887@notify.bestcase.com

James Warmbrodt on behalf of Creditor BANK OF AMERICA, N.A. bkgroup@kmlawgroup.com

Joel M. Helmrich on behalf of Mediator Joel M. Helmrich joel.helmrich@dinsmore.com,

diane.brink@dinsmore.com;gabriela.rodriquez@dinsmore.com

Joshua I. Goldman on behalf of Creditor BANK OF AMERICA, N.A. bkgroup@kmlawgroup.com

Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov

Robert H. Slone on behalf of Plaintiff Robert H. Slone robertslone223@gmail.com,

rslone@pulsenet.com;G17689@notify.cincompass.com

Robert H. Slone, Trustee on behalf of Plaintiff Robert H. Slone robertslone223@gmail.com,

rslone@pulsenet.com;pa07@ecfbis.com

Robert H. Slone, Trustee on behalf of Trustee Robert H. Slone, Trustee robertslone223@gmail.com,

rslone@pulsenet.com;pa07@ecfbis.com

Robert H. Slone, Trustee robertslone223@gmail.com, rslone@pulsenet.com;pa07@ecfbis.com

T. Lawrence Palmer on behalf of Creditor T. Lawrence Palmer Office of Attorney General,

Pennsylvania Department of Revenue lpalmer@attorneygeneral.gov, MarkSPalmerPC@aol.com

TOTAL: 13